

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
FIRST FLOOR CONFERENCE ROOM
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

MAY 24, 2001

**Please note that this
meeting will be held
in the
First Floor
Conference Room
of City Hall.**

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. MURRAY HILLS CHRISTIAN CHURCH ADDITION

(Request for continuance to July 12, 2001)

The following land use application has been submitted for the proposed expansion of Murray Hills Christian Church, an existing church facility, located at 15050 SW Weir Road. The site can be specifically identified as Tax Lot 400 on Washington County Assessor's Map 1S1-32AA. The subject property is zoned Urban Standard Density (R-5) and is approximately 3.89 acres in size. Within the R-5 zone, churches and related facilities are permitted as a conditional use.

BDR2000-0185: Type III Design Review

The Board of Design Review will consider the building design, landscaping and other site development conditions. Site grading is proposed to the southern portion of the site to accommodate the proposed building addition and to modify the existing on-site storm water quality facility. The proposed church addition is intended to match the existing building architecture. No expansion to the existing parking lot area is proposed. Landscaping is proposed on the southern portion of the site.

2. BDR2001-0017: CHELSEA PARK CARPORT ADDITION

(Request for continuance to June 10, 2001)

A proposal for the addition of 45 standard garages and 1 ADA accessible garage within 7 new structures and 20 carport spaces within 4 new structures. In addition, the proposal includes associated landscaping improvements. The Board of Design Review will review the overall design of this request including buildings and landscaping. The development proposal is located at 11600 SW 147th Terrace; Washington County Assessor's Map 1S1-3200 on Tax Lot 307. The affected parcel is zoned Town Center-High Density Residential (TC-HDR) and is approximately 10.85 acres in size.

3. BEAVERTON TOWN SQUARE RETAIL BUILDING

(Continued from May 10, 2001)

The following land use applications have been submitted for the construction of a retail building. The development proposal is located on the north side of SW Beaverton-Hillsdale Highway, west of the entrance driveway to the Fred Meyer store within the Beaverton Town Square shopping center; Washington County Assessor's Map 1S1-15AB on Tax Lots 1100, 1200, 2000, and 2100. The proposed retail building would be specifically located on Tax Lot 1200 which is approximately 1.59 acres in size and is zoned Regional Center East (RC-E). In addition, the subject site area is located within the Floodplain District overlay zone.

BDR2001-0021: Type III Design Review

Request for Design Review approval for construction of a retail building approximately 21,000 square feet in size. The retail building is designed with a raised foundation allowing the passage of floodwater underneath the building. The proposal includes minor site grading, construction of a parking area and associated landscaping.

ADJ2001-0001: Adjustment Application

Request for an adjustment to the Development Standards requiring development in the Regional Center zone to have at least one primary building entrance oriented toward a Major Pedestrian Route. Primary entrances to the proposed retail building would be oriented to the Beaverton Town Square parking lot, away from Beaverton-Hillsdale Highway, which is designated a Major Pedestrian Route.

NEW BUSINESS

PUBLIC HEARING

1. BDR2001-0036: 217 Office Building

Applicant requests Design Review approval to construct a two story speculative office building approximately 50,500 square feet in size. The proposal will include the addition of parking area, lighting, and associated landscaping. The Board of Design Review will review the overall design of this request including buildings, landscaping, street layout, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is located at on SW 105th Avenue, south of SW Allen Boulevard, north of SW Denny Road, and east of Highway 217; Washington County Assessor's Map 1S1-22AD on Tax Lots 1900 and 2000 and Assessor's Map 1S1-22AA Tax Lot 500. The affected parcels are zoned Community Service (CS) and are approximately a total of 4 acres in size.

APPROVAL OF MINUTES FOR APRIL 26, 2001

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.